

Historic Preservation Commission
Factors for Consideration of a Certificate of Appropriateness Application
122 North Loomis Street
COA # 18-163

5.1 Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary façade(s), in rendering a decision to grant or deny a certificate of appropriateness.

The proposed garage is compatible with the character of the Historic District based on the following factors:

- **Scale:** There are several two-story garages/accessory buildings within the Historic District which are used for residential units, offices and storage. Two of these buildings are located along the Loomis Street alley. This garage will be compatible with these existing structures.
- **Style/Exterior Features:** The Applicants propose to construct the same garage as was constructed at 8 North Loomis Street. The windows and trim of the proposed garage will match the Applicants' house. These design features will maintain the compatibility of the proposed garage with the neighborhood.
- **Building Placement/Site Access:** Many garages within the Historic District are located in the rear of the lot and are accessed from the alley, as is the Applicants' garage. This proposed garage will maintain the existing character of this neighborhood.

5.2 Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

The proposed garage will be compatible with the Applicants' house in that the windows and trim will match the Applicants' house.

5.3 Economic Reasonableness: The Commission and Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

The proposed garage is in conformity with the character of the Historic District in regard to size, height, location and architectural style. Redesigning the garage in order to comply with the Zoning Regulations would negatively impact the potential economic value of the Applicants' property.

5.4 Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

The existing garage is showing wear and its age. The new garage will be more energy efficient.

5.5 Application Of Regulations: The Commission and Zoning Administrator shall not impose specific regulations, limitations, or restrictions as to the height and bulk of buildings, or the area of yards or setbacks, or other open spaces, density of population, land use, or location of buildings designed for conditional uses except as applicable for compliance with the underlying zoning district.

The proposed garage is permitted as an accessory structure in the R-2 zoning district.

5.6 The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

The Applicants' property is located in the Historic District which includes a variety of land uses, housing products, housing styles, building heights and lot layouts. The proposed garage complies with the guidelines of the Historic Building Design and Resource Manual in that the garage (a) will be located behind the primary structure, (b) will be built with materials that are similar with those of the primary structure, (c) will be compatible in style, size, roof profile and details of the primary structure and (d) will maintain the original driveway access from the alley. In this neighborhood, many detached garages exceed eighteen feet in height, have interior side yard setbacks less than five feet in width, and have alley access on the rear property line. The new garage will improve the aesthetics of the Applicants' property and the alley in general. The garage is compatible in terms of size, scale and placement with other garages and structures in the Historic District and along this alley. The garage will not be visible from Loomis Street. It will blend in with the surrounding neighborhood aesthetics. This proposed garage will maintain and enhance the residential character of the neighborhood.